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GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-1 BRANCH)

NOTIFICATION

The 3rd August, 2018

No.5/13/2013-4hg1/1289086/1.-In partial modification in the I.T. Policy-2013 regarding Allotment of Land / Plots for I.T. Services, ITES Bio Technology (Non Polluting) and Technology based Non-Polluting, Research & Development Facilities in I.T. City, S.A.S Nagar issued *vide* notification No. 5/13/2014-4hg1/132289/1 dated 04.12.2013, amended *vide* notification No. 5/13/2014-4hg1/605 dated 29.08.2014, No. 5/13/2014-6hg1/434176/1 dated 11.03.2015, No. 5/13/2014-6hg1/562128/1 dated 13-08-2015 and No. 5/13/2014-6hg1/1077831/1 dated 04-10-2017 and in pursuance of the decision of the State Council of Ministers in its meeting held on 30th July, 2018, the Governor of Punjab is pleased to allow the following amendments in the "IT Policy-2013" as under :-

- 1.0 A site measuring 40 acres out of 400 acres earmarked for IT/ITES etc. is allowed to be diverted for the establishment of World Class University.
- 2.0 The payment terms for allotment of land for establishment of World Class University at the above mentioned site would be as per Annexure-A attached.
- 3.0 Housing & Urban Development Minister is authorized to make such changes as may be required in the future in the policy for allotment of sites in the IT City, SAS Nagar (Mohali).

Apart from above, as per the decision taken by the State Council of Ministers in the above said meeting, the Governor of Punjab is also pleased to accord approval to issue the "**Policy for allotment of sites to Universities in areas under the jurisdiction of PUDA and Special Development Authorities in the state of Punjab**" (as per Annexure-B attached).

Chandigarh

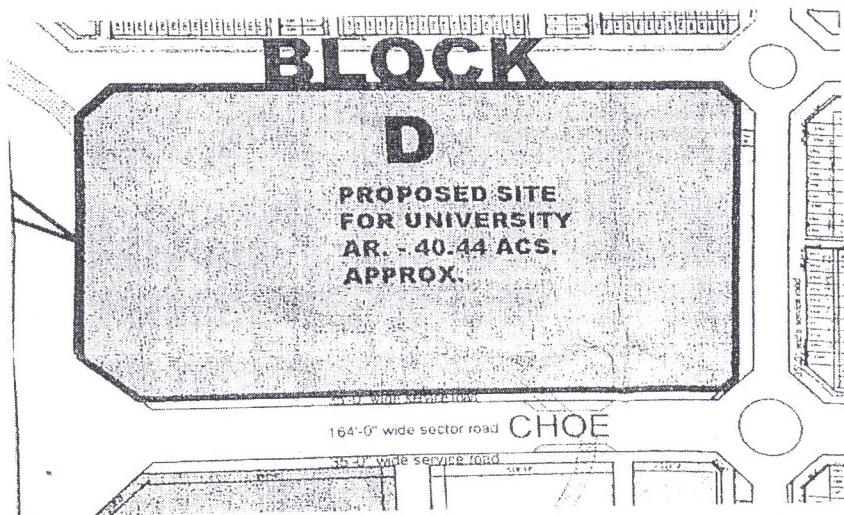
The 3rd August, 2018

VINI MAHAJAN

Additional Chief Secretary
Department of Housing and Urban Development

Annexure-A

- 1. Site:** Area measuring 40.44 acre in Block-D, Sector-82 Alpha, IT City as shown below:



- 2. Financial terms:** Base price Rs. 2.90 crore per acre (enhancement of 5% over previous price of Rs. 2.75 crore per acre) as per options given below:

Area Proposed : 40.44 Acre

Per Acre Price: 2.90 Crore

Total Price: 117,27,60,000

Down Payment @ 10% 11,72,76,000

to be paid in 30 Days

(A) EMI's: 18 As per Schedule Below

| Year | Installment | Interest Rate @ SBI 1 Year MCLR + 2% ** | Interest Amount | Total Installment |
|------|---------------|---|-----------------|-------------------|
| 1 | 58,638,000.00 | 10.25 | 108,187,110.00 | 166,825,110.00 |
| 2 | 58,638,000.00 | 10.25 | 102,176,715.00 | 160,814,715.00 |
| 3 | 58,638,000.00 | 10.25 | 96,166,320.00 | 154,804,320.00 |
| 4 | 58,638,000.00 | 10.25 | 90,155,925.00 | 148,793,925.00 |
| 5 | 58,638,000.00 | 10.25 | 84,145,530.00 | 142,783,530.00 |
| 6 | 58,638,000.00 | 10.25 | 78,135,135.00 | 136,773,135.00 |
| 7 | 58,638,000.00 | 10.25 | 72,124,740.00 | 130,762,740.00 |
| 8 | 58,638,000.00 | 10.25 | 66,114,345.00 | 124,752,345.00 |
| 9 | 58,638,000.00 | 10.25 | 60,103,950.00 | 118,741,950.00 |
| 10 | 58,638,000.00 | 10.25 | 54,093,555.00 | 112,731,555.00 |
| 11 | 58,638,000.00 | 10.25 | 48,083,160.00 | 106,721,160.00 |
| 12 | 58,638,000.00 | 10.25 | 42,072,765.00 | 100,710,765.00 |

| | | | | |
|--------------|-------------------------|-------|-------------------------|-------------------------|
| 13 | 58,638,000.00 | 10.25 | 36,062,370.00 | 94,700,370.00 |
| 14 | 58,638,000.00 | 10.25 | 30,051,975.00 | 88,689,975.00 |
| 15 | 58,638,000.00 | 10.25 | 24,041,580.00 | 82,679,580.00 |
| 16 | 58,638,000.00 | 10.25 | 18,031,185.00 | 76,669,185.00 |
| 17 | 58,638,000.00 | 10.25 | 12,020,790.00 | 70,658,790.00 |
| 18 | 58,638,000.00 | 10.25 | 6,010,395.00 | 64,648,395.00 |
| Total | 1,055,484,000.00 | | 1,027,777,545.00 | 2,083,261,545.00 |

** Interest amount is calculated as per current SBI 1 Year MCLR Rate and Interest portion is subject to change as per MCLR Rate.

* 1% Cancer Cess and 1% Cultural Cess Extra as levied in IT Policy, to be paid with EMD/down payment within 30 days

(B) The balance 90% of the tentative price of plot can be paid in lump sum without any interest within 30 days from the date of issue of Allotment letter. In that case a rebate @ 5% on this amount shall be admissible.

3. Process: Advertisement shall be issued in National newspaper as well as through the Department's website inviting proposals. The proposals received shall be scrutinized by the following Committee and approval taken of the Chief Minister:

| | | |
|----|---|------------------|
| 1. | Chief Secretary, Govt. of Punjab. | Chairman |
| 2. | Principal Secretary to CM, Govt. of Punjab | Member |
| 3. | Administrative Secretary, Housing and Urban Development | Member |
| 4. | Administrative Secretary (Finance) Govt. of Punjab. | Member |
| 5. | Administrative Secretary, Higher Education, Govt. of Punjab. | Member |
| 6. | Administrative Secretary, Technical Education, Govt. of Punjab.. | Member |
| 7. | Administrative Secretary, Information Technology, Govt. of Punjab <i>(only where allotment to Universities dealing with IT is concerned)</i> | Member |
| 8. | Chief Administrator, Authority | Member Secretary |

Annexure-B

Policy for allotment of sites to Universities in areas under the jurisdiction of PUDA and Special Development Authorities in the state of Punjab

1 Introduction

The Government of Punjab is committed to fostering the setting up of high level academic institutions for promoting higher education in the state. The primary requisite is availability of land at suitable locations, which is a minimum of 35 acres for Universities, as per the statutory norms in the state.

Several ecosystems of the world are characterized by the presence of a premier University in the area. Such institutions have been seen to serve as an anchor to attract industry which can leverage the talent and research infrastructure of the University. The resulting symbiotic relationship between the University and

industry has the potential to emerge as a driving force for fueling economic growth and jobs.

It has been felt that often the process of seeking necessary approvals post purchasing of land and setting up of the university takes a very long period and thereby becomes an impediment for institutes of national and international repute to set up a university in the state. Therefore, in an attempt to boost ecosystem and invite reputed institutes to set up universities there is an immediate need to have pre approved sites for setting up of university in the State of Punjab.

In order to promote transparency, provide equality of opportunity and in order to invite institutions of National and International repute who are interested in setting up such Universities in the State, the Department of Housing and Urban Development has formulated a comprehensive policy for allotment of **Pre-approved sites**(*i.e. sites approved for the purpose of a University by Planning and Design Committee of the Development Authority and which doesn't require further Change of Land Use*) for setting up Universities in the state in the areas under the jurisdiction of development authorities.

2 Eligibility criteria to qualify for the submission of RFP

The Department will earmark site/s of 35-50 acres in different locations for setting up universities. These will be allocated through a system of allotment through application base on the following eligibility criteria:-

i. Applicants should belong to one of the below categories:

- Sponsoring Organization of an existing UGC recognized University in India, which has been in operation for at least three years or
- Sponsoring Organization for setting up of a Greenfield University, wherein at least one promoter/founder has a track record of setting up or running an existing UGC recognized University in India, which has been in operation for at least three years or

ii. The Applicant should be registered as a not-for-profit society, or a public trust, or a company constituted under Section 8 of the Companies Act, 2013 or any other legal form subject to it being compliant to the laws of Union and State for setting up a University.

3 Applicant Selection Process

- i. All applicants will be scrutinized on the basis of Technical Evaluation Criteria listed in Section 4.
- ii. Scrutiny of applications will be done by a 8 member committee under the Chairmanship of the Chief Secretary, Government of Punjab. (Annexure 3)
- iii. The selected applicant may make payment for the land as per the payment schedule options listed in Section 5.

The applications (Perfoma Annexure 1) alongwith 2.00 lacs non refundable non adjustable application processing fee should be submitted to the Prescribed Authority of the concerned development Authority along with supporting documents listed in Annexure 2.

4 Evaluation criteria for RFP

All applicants will be scrutinized on the below Technical Evaluation Criteria:-

| S.No | Parameter | Weightage | Scoring Logic (if any) |
|------|--|-----------|---|
| A | Qualifications & experience | 35 | |
| A.1 | Experience in setting up or running an existing UGC recognized University in | | For existing university -- > 20 years -- 35 points |

| | | |
|----------|--|--|
| | India, which has been in operation for at least three years. | > 15-20 years -- 25 points > 10-15 years -- 15 points > 3-10 year -- 10 points |
| A.2 | For Greenfield University, number of years of experience of at least one promoter/founder, individually, of the Sponsoring Organization in setting up or running an existing UGC recognized University in India, which has been in operation for at least three years. | For Greenfield University, number of years of relevant experience of one or more promoters: > 20 years -- 35 points > 15-20 years -- 25 points > 10-15 years -- 15 points > 3-10 year -- 10 points |
| B | Academic collaborations | 35 |
| B.1 | Number of academic collaborations ¹ of the proposed University (or an existing University set up by the Sponsoring Organization or some of its promoters) with Global Universities ranked in the top 50 in the Times Higher Education (THE) World University Rankings, or the QS World University Rankings. | 5 -- 35 points 4 -- 25 points 3 -- 15 points 2 -- 10 points 1 -- 5 points |
| C | Industry representation | 30 |
| C.1 | Number of members of the apex Governing Body (in case of existing University), or promoters of the Sponsoring Organization (in case of Greenfield University) with: | >4 -- 20 points 3 - 4 -- 15 points 2 -- 10 points 1 -- 5 points 0 -- 0 points |
| | • Leadership positions ² in Limited Companies with annual turnover of minimum Rs. 2000 Crore or its equivalent in USD in each of the last two financial years, and/or | 20 >3 -- 10 points 2 - 3 -- 5 points <2 --- 0 points |
| | • Number of promoters of the Sponsoring Organization with leadership positions ³ in different Limited Companies with annual turnover of minimum Rs. 500 Crore or its equivalent in USD in each of the last two financial years, | 10 |
| | Total | 100 |

Notes: Academic collaborations can be in the nature of faculty and student exchange, curriculum development, joint research projects etc.

1. *Leadership positions include current or former Chairman/ Vice-Chairman/ or equivalent, CEO/ Managing Director/ or equivalent, or member of apex leadership team.*
2. *Leadership positions include current or former Chairman/ Vice-Chairman/ or equivalent, CEO/ Managing Director/ or equivalent, or member of apex leadership team*
3. *An applicant shall score a minimum cut off score of 50 points in RFP evaluation else the application shall be rejected for allotment.*

5 Price and Payment terms

The land price for allotment will be fixed by the Area Development Authority before applications are invited.

- a. 10% price of the plot is to be paid within 30 days of issuance of the Letter of Intent(LOI).
- b. The balance 90% of the Tentative price of the plot is payable either in lumpsum without any interest within 30 days from the date of issue of Allotment letter or in installments with applicable rate of interest of one year SBI MCLR plus 2 percent to be reset at the start of each financial year (as per Table 1 below). However, given that this project will not-for-profit, the Government of Punjab will allow an extended payment term.
- c. In case balance payment is made in lumpsum within 30 days from the date of issue of Allotment Letter, a rebate @ 5% on this amount shall be admissible.
- d. The allottee shall be liable to pay 1 per cent Cultural cess and 1 per cent cancer cess on the basic land cost within 60 days of issue of Allotment letter or within 90 days from issue of LOI, whichever is earlier.

The detailed schedule of payment is described in Table 1.

Table 1: Schedule of payment in the case of allotment of site

| | |
|---|---|
| Total saleable price in crores | As ascertained by the Authority |
| Payment term in years | 18 |
| Rate of interest | SBI MCLR plus 2 percent to be reset at the start of each year |
| Periodicity of lease/Rental from the date of issuance of allotment letter | % of Lease/ Rental money |
| Within 30 days | 10 |
| Before 1 year | 5 |
| Before 2 years | 5 |
| Before 3 years | 5 |
| Before 4 years | 5 |
| Before 5 years | 5 |
| Before 6 years | 5 |
| Before 7 years | 5 |
| Before 8 years | 5 |

| | |
|-----------------|------------|
| Before 9 years | 5 |
| Before 10 years | 5 |
| Before 11 years | 5 |
| Before 12 years | 5 |
| Before 13 years | 5 |
| Before 14 years | 5 |
| Before 15 years | 5 |
| Before 16 years | 5 |
| Before 17 years | 5 |
| Before 18 years | 5 |
| | 100 |

Allottee can, in any year, make lump sum payment towards total outstanding for the site in which case a discount equal to 5 per cent of the principal outstanding except that included in the next installment due shall be given. This discount shall be given only if total principal amount due is cleared in one time.

In case of default in making payments, penal interest at the rate of 3 per cent p.a (compounded quarterly) above normal rate of interest (SBI - MCLR plus 2 Per cent) shall be charged to the allottee.

6 Procedure for Allotment:-

Whenever an Authority intents to allot a site for purpose of university, an open advertisement shall be made seeking applications. Single bids shall not be entertained in first attempt. The applications for allotment of plot/site would be submitted to the Estate Officer, Authority. The intending allottee shall make an application affirming all facts which make him eligible for allotment of the site, along with the relevant documents as per annexure 2 and non refundable application fee of Rs. 2 lakh. Thereafter, the Chief Administrator, Authority will examine such applications within 30 days for placing them before the Scrutiny Committee, which shall comprise of the following members:-

| | |
|--|------------------|
| 1. Chief Secretary, Govt. of Punjab. | Chairman |
| 2. Principal Secretary to CM, Govt. of Punjab | Member |
| 3. Administrative Secretary, Housing and Urban Development | Member |
| 4. Administrative Secretary (Finance) Govt. of Punjab. | Member |
| 5. Administrative Secretary, Higher Education, Govt. of Punjab. | Member |
| 6. Administrative Secretary, Technical Education, Govt. of Punjab.. | Member |
| 7. Administrative Secretary, Information Technology, Govt. of Punjab <i>(only where allotment to Universities dealing with IT is concerned)</i> | Member |
| 8. Chief Administrator, Authority | Member Secretary |

The Scrutiny Committee shall examine the applications, keeping in view the following parameters:-

- a) Viability of the project.
- b) Employment to be generated.
- c) Qualification and experience.

- d) Financial Position.
- e) Experience of the Staff/Faculty.

The Committee shall also make assessment of the land requirement of the applicant based on the project report to be submitted along with applications.

Thereafter, the recommendations of the Scrutiny Committee shall be placed before the Authority for its consideration and approval.

The Committee will meet as and when required to consider the applications for allotment of plots under this scheme.

7 Letter of Intent:-

1. On receipt of application, it will be scrutinized by the committee constituted under this policy. On the recommendations of this committee and after approval from the Authority, Letter of Intent for allotment of site on free hold basis shall be issued.
2. **The allotment is subject to the provisions of Punjab Regional and Town Planning and Development Act, 1995 read with rules, regulations and policies framed thereunder and as amended from time to time.**
3. An amount equivalent to the 10% cost of the plot along with 1% Cancer Cess and 1% Cultural Cess shall be payable within 30 days from the date of issuance of Letter of Intent. **However, the charges of cancer cess and cultural cess may vary in future as determined by the Government from time to time.**
4. On receipt of amount as per Sr. no. 2 above, allotment letter for allotment of site on free hold basis shall be issued.
5. **After the issuance of the allotment letter, the allottee shall be required to take physical possession of site within 30 days. In case allottee fails to take the possession of the site allotted within 30 days, it shall be presumed that the allottee has taken over the possession.**

8 Project Implementation Period

| For approval of building Plans | To commence civil works | To obtain consent to run a University from relevant authority |
|--|---|--|
| 6 months from the date of taking possession of schedule property | 6 months from the date of approval of building plans. | 42 months from the date of taking possession of property. |

9. Transfer of ownership

Eligibility criteria for the Transfer of ownership-

Transfer of plots allotted under this policy shall be allowed by the Authority only after 3 years of full commencement of University (**as soon as the first batched admission is done**) by the original allottee and submission of valid proof thereof and after execution of lease deed.

10. Use of Site

- a. The site and the buildings along with structures thereon shall be used by the allottee or any other users specifically and only for the purposes described in allotment letter.

- b. The Building Bye Laws of Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time shall be applicable.
- c. Building Plans can also be approved through authorized private architects under self attestation policy of Authority or from the office of Estate Officer, Authority after taking the Zoning of the plot from the office wherever required.
- d. No change of land use other than the university shall be permissible at any point of time.

11. Extension in Time

- a) **The allottee may be allowed an extension in time for obtaining the consent to run a university for a period of 1st year subject to payment of 5% of the basic cost of the plot and for a period of 2nd years subject to payment of 10% of the basic cost of the plot.**
- b) In case of failure to obtain the consent in the extended period as well, the site shall be resumed on as is where is basis and refund be made as per the PRTPD Act, 1995 as amended from time to time.
- c) In case of breach or any other condition of allotment letter/allotment, action to resume the site and forfeiture of **10% of the total amount of the consideration money, interest and other dues payable** as per provisions made in the Punjab Regional Town Planning and Development Act, 1995 shall be initiated **and in case of construction raised on the site then in that eventuality the building shall be put on auction and the consideration received will be refunded to the allottee after deducting the statutory liabilities.** The decision of the Chief Administrator of the Authority will be final.

12. Any change in this policy may be made with the approval of Housing & Urban Development Minister, Punjab.

13. INTERPRETATION AND APPEALS

For the interpretation of the Policy, the Administrative Secretary, Housing and Urban Development will be the appropriate Authority, whose decision thereon shall be final. Any person aggrieved by the orders passed by the Estate Officer may file an appeal **under section 45(5) of the Punjab Regional and Town Planning and Development Act, 1995** against that order within 30 days to the Chief Administrator, Authority or any other officer authorized for this purpose.

Annexure 1

Application Performa for Allotment of Plots/Land For Setting up a University

1. Name of the University :
2. Full name of the applicant(s) and Status :
(Prop./Partner/Authorized Signatory)
3. Permanent address :
4. Correspondence address :
5. Telephone No. (M) (LL)
6. Email address :
7. Application Processing Fee
 - a. Amount
 - b. Bank Draft No.
 - c. Draw on

9. Constitution of the Company (In case of any company)

- a. Proprietor-ship
 - b. Partnership
 - c. Ltd. Company
 - d. Stock Company
 - e. Cooperative associates
 - f. Other (If any)
- Please attach copies of
Partnership deed(Regd.)
Memorandum and Articles
of Association (Bye Laws)

10. Means of Finance with documentary evidence along with project report consisting of documents to prove the following parameters along with any other document deemed fit by the applicant:

- a. Details of the Sponsoring Organization and its promoters, including their qualifications and experience.
- b. Concept note on the proposed University including its vision, areas of academic focus, nature of academic collaborations, industry representation, and impact on Punjab's ecosystem and overall economic growth, job creation and employability, and social outcomes.
- c. 10 year business plan including capital expenditure, operating income and expenditure and sources of financing.
- d. Letter of Comfort to make an initial investment of at least Rs. 100 Crore within two years from allotment of land.

11. Audited Balance Sheet (For the last three years).

Yours faithfully

(Signatures)
(Name in Capital letters)

Note:

- (1) Incomplete applications are liable to be rejected.
- (2) Applications are to be submitted in nine sets to the Estate Officer, Authority

Annexure 2: Accompanying documents for application

The application should be accompanied by the following documents:-

- a. Details of the Sponsoring Organization and its promoters, including their qualifications and experience.
- b. Supporting documents to satisfy the eligibility conditions given in Section 2.
- c. Concept note on the proposed University including its vision, areas of academic focus, nature of academic collaborations, industry representation, and impact on Punjab's ecosystem and overall economic growth, job creation and employability, and social outcomes.
- d. 10 year business plan including capital expenditure, operating income and expenditure and sources of financing.
- e. Letter of Comfort to make an initial investment of at least Rs. 100 Crore within two years from allotment of land.
- f. Other supporting documents towards the technical evaluation criteria given in Section 2.